064.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,200 / 894,200
					USE VALUE:	894,200 / 894,200
					ASSESSED:	894,200 / 894,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		RANGELEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORSO GERARD/TRUSTEE
Owner 2:	CORSO RANGELEY TR
Owner 3:	
Street 1:	7 BONNIE LN
Street 2:	
Twn/City:	BILLERICA
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01821 Type:

PREVIOUS OWNER

Owner 1:	CORSO GERARD/DENNIS -
Owner 2:	C/O GERARD CORSO -
Street 1:	7 BONNIE LN
Twn/City:	BILLERICA
St/Prov:	MA Cntry:
Postal:	01821

NARRATIVE DESCRIPTION

This parcel contains 7,577 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2616 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7577.000	436,400	4,700	453,100	894,200
Total Card	0.174	436,400	4,700	453,100	894,200
Total Parcel	0.174	436,400	4,700	453,100	894,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.82 | /Parcel: 341.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 064.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	436,500	4700	7,577.	453,100	894,300	894,300	Year End Roll	12/18/2019
2019	104	FV	336,700	4700	7,577.	420,800	762,200	762,200	Year End Roll	1/3/2019
2018	104	FV	336,700	4700	7,577.	420,800	762,200	762,200	Year End Roll	12/20/2017
2017	104	FV	315,100	4700	7,577.	369,000	688,800	688,800	Year End Roll	1/3/2017
2016	104	FV	315,100	4700	7,577.	336,600	656,400	656,400	Year End	1/4/2016
2015	104	FV	279,600	4700	7,577.	297,800	582,100	582,100	Year End Roll	12/11/2014
2014	104	FV	279,600	4700	7,577.	281,600	565,900	565,900	Year End Roll	12/16/2013
2013	104	FV	291,400	4700	7,577.	268,000	564,100	564,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORSO GERARD/DE	50741-423		2/20/2008	Family	1	No	No		Dennis Corso resigned as Trustee 1/31/2013 Bk
CORSO IGNATIUS	29880-173		3/5/1999	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
1/12/2009	Meas/Inspect	294	PATRIOT
1/29/2000	Inspected	263	PATRIOT
12/18/1999	Missed Appt.	263	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7577		Sq. Ft.	Site		0	70.	0.85	12									453,117						453,100	

Total AC/HA: 0.17394 | Total SF/SM: 7577 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 453,117 | Spl Credit | Total: 453,100

User Acct

41234

GIS Ref

GIS Ref

Insp Date

11/17/18

!5560!

PRINT

Date	Time
12/10/20	20:25:54

LAST REV

Date	Time
04/16/19	14:44:00

apro

PAT ACCT. 5560

USER DEFINED

Prior Id # 1:	41234
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07787287
Const Adj.:	0.97418028
Adj $ / SQ:	178.507
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632483
Depreciation:	196070
Depreciated Total:	436413

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	6	2	
Totals			
2	12	4	

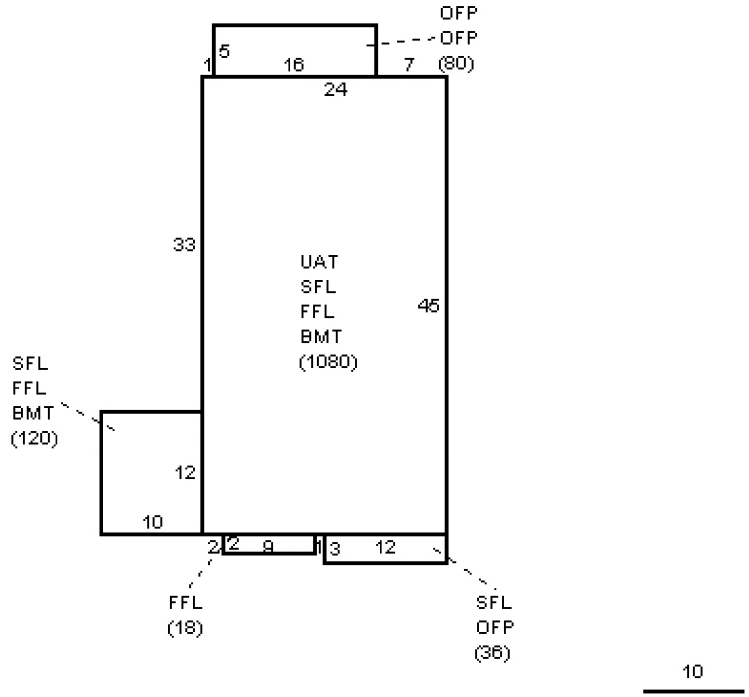
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.51
Special Features:	0	Val/Su Net:	105.92
Final Total:	436400	Val/Su SzAd	177.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,236	178.510	220,635
FFL	First Floor	1,218	178.510	217,422
BMT	Basement	1,200	53.550	64,263
UAT	Upper Attic	270	88.540	23,906
OFP	Open Porch	196	24.270	4,758

Net Sketched Area:	4,120			Total:	530,984
Size Ad	2454	Gross Are	4930	FinArea	2616

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 064.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1928	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700